



BLIGHTED PROPERTY REVIEW COMMITTEE

Wednesday, September 24, 2025

6 p.m.

Hybrid Work Session / 3rd floor conference room

Join Zoom Meeting

<https://readingpa.zoom.us/j/82213416409?pwd=Yj5UY00jBOggJV4uVWZsLOKF5RXi0a.1>

Meeting ID: 822 1341 6409

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I. Call to Order – J. Keith

II. Review Summary Sheets for the Thursday, October 2 Determination Hearing Blight Criteria attached

1. 207 N 4th St., 143 East Management LLC, 524 Walnut St, Reading, family transfer 10/28/22

Certified 1-20-11 - 207 North 4th Street, owned by Vic Properties aka Victoria Hernandez, of 179 Huron Street, Apt 1R, Brooklyn NY 11220, purchased April 2008.

2. 401 S 4th St., Sixto Henriquez, 1102 Tuckerton Rd, Reading 19605, purchased 6/4/2008

3. 252 N 9th St., Sixto Henriquez, 1102 Tuckerton Rd, Reading 19605, purchased 7/14/09

4. 331 N 6th St., Richard Miracia, owner, 1743 Reading Blvd, Wyomissing, purchased 4/12/2004

Certified 5-17-18 - 331 N 6th St. Richard Miracia, owner, – Delinquent taxes N/A; Delinquent water \$7029.88; Water off June 2016; Electric on; Gas N/A; Trades – N/A; Codes – 6 Work Orders, 7 NoV, \$40770 unpaid, Placard unsafe 2014, 8 QoL trash, 3 QoL indoor furniture outdoors, 2 QoL weeds, 3 QoL vehicle

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5. 549 S 6th St, Maria Reyes & Thelma Semedo, owner, 727 Thorn St, Purchased 11/07/12

Certified 4-15-16 - 549 South 6th Street, Maria Reyes & Thelma Semedo, purchased Nov 2012; Delinquent water charges of \$2495.75; Residential Water Service off; Electric service off; Delinquent Taxes \$2806.71 – 2013-14 City, County and School; Trades – vacant, 2nd floor roof partially collapsed and shifting, structure in need of repair; Codes – placarded unlawful 2013, 1 No Show, 2 work orders, 6 QoL, and \$1029.31 unpaid; Delinquent Trash and Recycling – no response

6. 355 N 8th St., 355 N 8th St LLC, owner, 355 N 8th St, Reading Purchased 7/25/18

7. 101 Peach St., Julio Reyes, owner, 102 S 9th St Reading, Purchased 6/18/1999

8. 105 Peach St., Julio Reyes, owner, 102 S 9th St Reading, Purchased 6/18/1999.

Declaration of Blight recorded July 2024

Certified 6-6-24 - 105 Peach St, Julio Reyes, owner, 102 S 9th St Reading PA, Purchased June 1999 - Delinquent taxes \$2024.01 2021-23; Delinquent water - No Water Service; Electric N/A; Gas N/A; Trades N/A; Codes –4 NoV, 1 QoL trash

9. 108 S 9th St., Julio Reyes, owner, 102 S 9th St Reading, Purchased 9/20/2010

Certified 5-18-17 - 108 Peach Street – Delinquent taxes \$1388.58 2016 City, County, School; Delinquent water \$1592.91; Water off July 2016, Electric N/A; Gas off; Trades – repair roof, gutters and paint trim; Codes – 2 Work Orders, 3 NoV, \$9941.32 unpaid, 1 QoL trash, 1 QoL indoor furniture outdoors, inspection scheduled May 1, 2017 Certified 5-18-17

10. 110 S 9th St., Julio Reyes, owner, 102 S 9th St Reading, Purchased 6/18/1999

Certified 6-1-23 - 110 S 9th St, Julio Reyes, owner, 102 S 9th St Reading PA, Purchased June 1999 - Delinquent taxes \$5071.01 2021-22 City, County, School; Delinquent water \$32,386.14; Water off 7/29/12; Electric N/A; Gas N/A; Trades - Rear in poor condition, Stop work order for unpermitted construction; Codes – Placarded unsafe 11/20/12, Failed inspection 10/15/13 \$4895 total unpaid

11. 1522 N 10th St., John Kovacs, owners, 1522 N 10th St, Purchased 1/1/1900 (not a typo) – Declaration of Blight recorded April 2025

Certified 5-17-18 - 1522 N 10th St - Delinquent taxes \$3904.45 2016-17 City, County, School; Delinquent water \$340.88; Water on; Electric on; Gas N/A; Trades – N/A; Codes – 10 NoV, \$105 unpaid, 3 QoL Trash

12. 1039 Buttonwood St., Josh Parvatti, owner, 320 S Baumstown Rd, Birdsboro, Purchased Sheriff Sale 1/12/22

Certified 5-20-21 - 1039 Buttonwood St, Shane Overton, owner, 320 S Baumstown Rd, Birdsboro, Purchased May 2016 – Delinquent taxes \$1501.95 2016-20 City, County, School; Delinquent water \$5871.15; Water off 2013; Electric off; Gas meter removed; Trades N/A; Codes – 1 Work Order, 2 NoV, Failed Inspection 2016, 1 QoL weeds, 2 QoL Trash \$4767.50 total unpaid

13. 1043 Cotton St., Raymond Gehring, owner, 1043 Cotton St. Reading, Purchased 7/10/1995 Declaration of Blight recorded Oct 2024

Certified 5-17-18 - 1043 Cotton Street – Delinquent taxes \$1940.56 2016-17 City, County, School; - Delinquent water \$8095.09, Water off July 2011; Electric on, Gas off, Trades – N/A; Codes – 4 NoV, \$2000 unpaid, Inspection April 30, 2018 -

14. 1411 Cotton St., Golden Circle Realty LLC, owner, PO Box 664 Adamstown, Purchased 7/6/22 Family Transfer

Certified 4-18-13 - 1411 Cotton St – Delinquent Water \$773, Water off Feb 2012, Gas off since April 2012, Trades: windows boarded up, Codes: 8 unpaid QoL and 2 unpaid work orders, unpaid inspection fee, unpaid housing permit fee \$1222.19; Delinquent Recycling \$408.09

15. 1550 Cotton St., Justo Del Orbe, owner, PO Box 8228 Reading, Purchased 9/25/15 Tax Claim

16. 1649 Cotton St., Catherine C Nepple, owner, 2417 State Hill Rd Reading 19610, Purchased 2/19/1993 Declaration of Blight recorded April 2025

Certified 10-3-24 – 1649 Cotton – Delinquent Water \$79, Water on, Delinquent Taxes 2023 City, County, School \$1617, Codes: 1 Work Order, 1 NoV, \$330 unpaid, 1 QoL Trash, 2 QoL weeds

17. 735 McIlvain St., Prince Wikim Lollis, owner, 731McIlvain St Reading Purchased 1/31/25

Certified 5-20-21 735 McIlvain St, Jessica Benson, owner, 5837 Arch St., Philadelphia, Purchased April 2020 - Delinquent taxes \$510.39 2020 City, County, School; Delinquent water \$833.86; Water off 2012; Electric off; Gas N/A; Trades N/A; Codes –Placard unlawful 2016, 4 QoL Trash, 1 QoL indoor furniture outdoors, \$19,070 total unpaid

18. 360 McKnight St., Musa Ardoli, owner, 56 Greenway Dr., Staten Island NY, Purchased 11/18/22 Repository Sale - Declaration of Blight recorded April 2025

Certified 9-16-09 360 McKnight Street, owned by Shelia Perez, Reading

- 19. 143 Poplar St., Musa Ardoli, owner, 56 Greenway Dr., Staten Island NY,
Purchased 11/18/22 Repository Sale Declaration of Blight recorded April 2025**
Certified 10-21-21 - 143 Poplar St, Leon E Chambers, owner, 143 Poplar St, Rdg,
Purchased Oct 1999 - Delinquent taxes \$4187.68 2018-19 City, County, School;
Delinquent water \$3041.14; Water off 2019; Electric N/A; Gas off; Trades N/A;
Codes – 2 Work Orders, 5 NoV, 1 QoL Trash, 1 QoL Weeds, \$0 total unpaid
- 20. 835 Muhlenberg St., Marison A Lora Mendez, owner, 340 S 6th St Reading,
Purchased 3/13/23 Sheriff Sale**
Certified 10-16-14 - 835 Muhlenberg St – Sold at Tax Sale, Water delinquent and
water off, Trades – No change, boarded up, partially collapsed ceiling visible,
QoL trash, grass/weeds, \$4075.38 unpaid fines and fees
- 21. 1035 Muhlenberg St., Cesar Nunez, owner, 533 A Maple St Reading, Purchased
9/19/13 Declaration of Blight recorded July 2024**
Certified 8-15-13 - Cesar Nunez 1035 Muhlenberg St - Delinquent Water
\$1305.08, water off June 2011, Sold free and clear tax sale 6-19-13, Electric off, Gas
inactive 2011, Trades – fire damage, Codes – citation for exterior condition and
trash April 2013, 8 unpaid QoL trash and weeds, 8 unpaid work orders trash,
weeds , illegal rental unit – total owed \$3481.57
- 23. 120 Peach St., John C Bollinger, owner, 1664 Dunlap Dr, Apt 317, Key West FL,
Purchased 8/31/1990 Declaration of Blight recorded April 2025**
Certified 4-16-15 - 120 Peach Street - Water off since 2013, Electric off, Trades –
vacant and unsecure, roof partially open, possible interior structural damage due
to exposure to elements, Codes – 1 NOV. – Declaration of Blight recorded April
2025
- 24. 628 Schuylkill Ave., Chan Shui, owner, 1800 N 12th St Reading, Purchased 8/16/23
Rel/Educ,Char,Tax Ex**
Certified 10-19-17 - 638 Schuylkill Ave, Tolentino Nazaire – Delinquent taxes
\$1907.45 2016 City, County, School; Delinquent water \$11173.76; Water off Feb
2009, Electric off; Gas off; Trades – no response; Codes – 4 NoV, 4 Work Orders,
\$4195.56 unpaid, Placard unlawful, 14 QoL trash; 4 QoL Weeds, 2 QoL Snow, 3
QoL indoor furniture outdoors
- 25. 640 Schuylkill Ave., Chan Shui, owner, 1800 N 12th St Reading, Purchased 8/16/23
Rel/Educ,Char,Tax Ex**
Certified 5-17-18 - 640 Schuylkill Ave – Delinquent taxes \$2198.37 2016-17 City,
County, School; Delinquent water \$8824.34; Water off Feb 2013, Electric off; Gas
off; Trades - N/A; Codes – 6 Work Orders, 4 NoV, \$6743.87 unpaid, 19 QoL trash,

13 QoL weeds, 1 QoL indoor furniture outdoors, 1 QoL animal waste, 2 QoL snow

26. 863 Schuylkill Ave., Oviedo Homes LLC , owner, 229 E Lancaster Ave, Shillington, Purchased 4/25/25

27. 537 Strong Alley, Mouloukou S Kaba, owner, 917 Blair Ave Rdg, Purchased 1/2/24
22-Other Needs Explanation

Certified 10-17-19 - 537 Strong Alley - Delinquent taxes N/A; Delinquent water \$9203.52; Water off Nov 2012; Electric off; Gas N/A; Trades N/A; Codes – 1 Work order, Failed inspection 2018, \$7367.13 unpaid

28. 628 Tulpehocken St., Mordechai Rothernberg, owner, 1900 51st St Apt 3D, Brooklyn NY, Purchased 1/28/25 Sheriff Sale – Declaration of Blight recorded April 2025

Certified 5-16-19628 Tulpehocken St. – Delinquent taxes \$1069.56 City, County, School 2018; Delinquent water \$7633.13; Water off Mar 2010; Electric off, Gas off, Trades N/A; Codes – 11 Work orders, 8 NoVs, 23 QoL weeds, 4 QoL indoor furniture outdoors, \$11402.45 unpaid **Certified 5-16-19**

29. 153 Walnut St., Arok Inc., owner, 6006 Jacobs Ave Harrisburg PA Purchased 3/1/22

Certified 10-21-21153 Walnut St, Ronald Heckman, owner, 2428 S Fountain St, Allentown Purchased Mar 1994 - Delinquent taxes \$1189.04 2020 City, County, School; Delinquent water \$50316.69; Water off 2018; Electric N/A; Gas off; Trades N/A; Codes – 1 Work Order, 5 NoV, 2 QoL Trash, 8 QoL Weeds, Failed inspection 2012, Placard unlawful 2013, \$7101.13 total unpaid

III. Arrival Time Before Hearings

IV. Schedule 2025 –

Determination Hearing – Oct 2 – 6 pm

Work Session – Nov 19 – 6 pm

Certification Hearing – Dec 4 – 6 pm

VI. Adjourn

Blight Criteria from Act 12, 2019 and the Urban Redevelopment Act

BLIGHTED PROPERTY –

A. Includes: [Added 2-26-2024 by Ord. No. 12-2024; amended 5-12-2025 by Ord. No. 34-2025]

(1) A premises:

(a) Ascertained to be a public nuisance due to physical condition or use and regarded as such at common law and deemed to be a danger to public health, safety and welfare or public nuisance as regulated by a locally adopted property maintenance code or, if no such code exists, any compatible code enacted by the act of November 10, 1999 (P.L.491, No.45), known as the Pennsylvania Construction Code Act; or

(b) The condition of which contains an attractive nuisance created by physical condition, use or occupancy, including abandoned water wells, shafts, basements, excavations and unsafe fences or other structures, or which contains an unauthorized entry, unsafe equipment, or other safety risk.

(2) A dwelling that has been condemned or otherwise deemed unfit for occupancy or use by the local authority having jurisdiction due to dilapidated, unsanitary, unsafe, or vermin-infested condition or that is lacking in the facilities and equipment as required by the Pennsylvania Construction Code Act.

(3) A structure determined by the local authority having jurisdiction to be a fire hazard or otherwise that could easily catch fire or cause a fire and endanger public health, safety and welfare.

(4) A vacant or unimproved lot or parcel of ground located in a predominantly developed neighborhood that has become a place for the accumulation of trash and debris or a haven for rodents and other vermin by reason of neglect or lack of maintenance.

(5) Any structure from which utilities, plumbing, heating, sewage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

(6) A property that is vacant and has not been rehabilitated within one year from receipt of notice for corrective action as issued by the local authority having jurisdiction, except a property where a valid construction permit is in place.

(7) A property that has been declared abandoned in writing by the owner, including an estate that is in possession of the property.

(8) A vacant or unimproved lot or parcel of ground that is subject to a municipal lien for the cost of demolition of a structure previously located on the property and for which no payments on the lien have been made for a period of 12 months.

(9) A vacant or unimproved lot or parcel of ground on which the total municipal liens for delinquent real estate and property tax or any other type of municipal claim are greater than 150% of the fair market value of the property as established by the board of assessment appeals or other body with legal authority to determine the taxable value of the property.

(10) Any unoccupied property which has been tax delinquent for a period of two years prior to the effective date of this Part, and those in the future having a two-year tax delinquency.

(11) Any property which is vacant, but not tax delinquent, which has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate

code enforcement agency. A property which has defective or unusual conditions of title or no known owners, rendering title unmarketable.

(12) A property which has environmentally hazardous conditions, solid waste pollution or contamination in a building or on the land which poses a direct and immediate threat to the health, safety and welfare of the community.

(13) A property having three or more of the following characteristics:

(a) Has unsafe or hazardous conditions that do not meet current use, occupancy or fire codes;

(b) Has unsafe external and internal accessways;

(c) Is being served by an unsafe public street or right-of-way;

(d) Violates the applicable property maintenance code adopted by a municipality and is an immediate threat to public health and safety;

(e) Is vacant;

(f) Is located in a redevelopment area with a density of at least 1,000 people per square mile or a redevelopment area with more than 90% of the units of property being nonresidential or a municipality with a density of at least 2,500 people per square mile.

B. Multiple properties. Blighted property shall include: **[Added 10-22-2012 by Ord. No. 106-2010; amended 2-26-2024 by Ord. No. 12-2024; 5-12-2025 by Ord. No. 34-2025]**

(1) A majority of the units of property meet any of the requirements under Subsection A and represent a majority of the geographical area; or

(2) Properties representing a majority of the geographical area meet one or more of the conditions set forth in Subsection A(1) through (13) or at least 1/3 of the units of property meet two or more of the requirements under Subsection A(1) through (13).

**Blighted Property Review Committee
Hearing Management Policy
Update Ratified June 2024**

Pre-Hearing

1. The Community Development Department identifies properties for review by the Blighted Property Review Committee (BPRC).
2. No less than 30 days prior to a hearing, the Community Development Department shall mail, via first class, a letter to a person or entity who owns a property that meets at least one of the criteria for blight.
3. No less than 30 days prior to a hearing the Community Development Department shall email the property addresses for the hearing to the BPRC Secretary.

4. The Community Development Department shall prepare property packets for each property to be reviewed at the hearing. The property packets shall include the following:
 - a. A copy of the letter notifying the property owner of the hearing.
 - b. A photo of the letter posted to the property, if applicable.
 - c. Notices showing the criteria that apply to the subject property. (Determination Checklist)
 - d. Affidavits showing the status of tax, water/sewer, trash, recycling, compliance with property maintenance regulations and the structural integrity of the building with supporting photographs and citations, where applicable.

The property packets will be delivered to the Board Secretary no less than 10 days before the scheduled hearing.

5. The Board Secretary will prepare a property summary sheet and make electronic copies of each packet and have those packets published on the BPRC webpage.
6. The Board Secretary shall email a copy of the hearing agenda to the BPRC Board and have it posted on the City's website.
7. The Board Secretary, the Board solicitor, and the Community Development designee shall meet to review the property packets before the hearing.

Hearing

8. The hearings will be called to order by the Board Chair and conducted by the Board solicitor.
9. Properties with representation present will be prioritized on the agenda. Properties without representation will be processed in a consent agenda format.
10. The Board Secretary shall issue the oath to those testifying and shall take minutes.
11. The Community Development designee shall assist at all hearings by displaying property photographs and answering questions.

Post Hearing

12. The hearing orders and/or notices shall be produced by the Community Development designee no later than 2 days after the hearing and will be delivered to the Board Secretary. Executed copies of the orders and/or notices shall be given to the Community Development designee no later than 2 days following their delivery.
13. The Board Secretary shall file a condemnation order with the recorder of deeds through the City's Law Department for properties certified as blighted.
14. The Community Development designee shall forward the list of certified properties to the Redevelopment Authority.
15. The Community Development designee shall update the list of certified properties and provide that list to the IT Division no later than two weeks following the hearing. The IT Division shall post the list to the City's website.

Decertification

16. On a quarterly basis, the Community Development designee shall conduct site inspections to determine if the certified properties have been remediated. For properties that no longer meet a minimum of one of the blighted criteria, the Community Development designee shall forward the address of the property with a decertification recommendation to the Board Secretary and Board Solicitor. The Board Secretary will place the decertification recommendation on the next hearing agenda.
17. Within 15 days of decertification approval by the BPRC Board, the Board Secretary shall record with the office of recorder of deeds through the City's Law Department a statement indicating that the condemnation order has been vacated (if a condemnation order was filed with the recorder of deeds).

<Today's Date>

DETERMINATION HEARING NOTICE **REGARDING A POTENTIALLY BLIGHTED PROPERTY**

<Owner Name>

<Owner Mailing Address>

<City>, <State> <Zip>

RE: <Property Address>

<Parcel Number>

Dear <Owner Name>,

Please be advised that this property has been identified by City staff as a potentially blighted property pursuant to the City of Reading Codified Ordinances Chapter 23, Part 9, Sections 23-903A, 904 and 906, available on the City's website at ReadingPA.gov.

Notice is hereby given that a blight determination hearing will be conducted by the Blighted Property Review Committee to determine if the conditions at the property meet the legal definition of "blight" and whether further action is warranted under applicable laws and ordinances.

The blight determination hearing will be held on

<Determination> at <Time>

Location: 815 Washington St, Reading PA

2nd Floor, Council Chambers

At this hearing, you or your authorized representative will have the opportunity to present evidence, provide testimony, and respond to any findings or documentation presented by the City of Reading and the Committee regarding the condition of the property.

Failure to appear at the hearing may result in the determination decision being made in your absence and may lead to enforcement actions, including but not limited to abatement procedures, fines, placement of liens on the property and eventual taking of the property through eminent domain proceedings.

For additional information or to register for the hearing, you may contact Heather Scheuring, Blight/Transfer Officer at Heather.Scheuring@readingpa.gov or 610-655-6311, 24 hours prior to the hearing. **If you require an interpreter, please provide notice to Ms. Scheuring 7-days prior to the hearing date.**

We encourage your cooperation and look forward to your participation at the upcoming hearing.

<Today's Date>

NOTICE OF CERTIFICATION HEARING
AND ORDER TO ELIMINATE BLIGHT

<Owner Name>

<Owner Mailing Address>

<City>, <State> <Zip>

RE: <Property Address>

<Parcel Number>

Dear <Owner Name>,

Please be advised that at the Determination Hearing held on <Determination>, the City of Reading Blighted Property Review Committee ("the Committee") determined that the above referenced property met the criteria for blight as defined under the City of Reading Codified Ordinance Chapter 23, Part 9, Section 23-904 and 906.

You are hereby ORDERED TO ELIMINATE ALL BLIGHTED CONDITIONS BY <Certification>.

NOTICE IS HEREBY GIVEN THAT A CERTIFICATION HEARING WILL BE HELD TO CONSIDER CERTIFYING THE PROPERTY AS BLIGHTED, PURSUANT TO THE CITY OF READING CODIFIED ORDINANCE CHAPTER 23, PART 9, SECTIONS 23-903 AND 906.

THE BLIGHT CERTIFICATION HEARING WILL BE HELD ON

<Certification> at <Time>

Location: 815 Washington St, Reading PA
2nd Floor, Council Chambers

At this hearing, the Committee will consider findings and recommendation that the above referenced property be certified blighted. You, or your authorized representative, will have the opportunity to offer any additional information or objections before a final certification decision is made.

If the property is certified as blighted, it may become subject to additional enforcement actions, including eligibility for public nuisance abatement, imposition of fines or penalties, inclusion in redevelopment programs, the taking of property through eminent domain proceedings or other legal action pursuant to applicable laws.

If you have taken corrective action to address the conditions cited, you are encouraged to submit documentation or photographic evidence 7 days prior to the hearing. For additional information or to register for the hearing, you may contact Heather Scheuring, Blight/Transfer Officer at Heather.Scheuring@readingpa.gov or 610-655-6311, within 24 hours of the hearing. **If you require an interpreter, please provide 7-day notice.**